

Richard J. Daley, Jr., Chairman
Mary R. Jeka, Esq., Clerk

Herbert F. Foster, Jr.
Orsola Susan Fontano
Salvatore Querusio
Marlene Smithers, (Alt.)
Richard Rossetti, (Alt.)

AGENDA

**Aldermanic Chambers, Second Floor, City Hall, 93 Highland Avenue,
Wednesday, May 12, 2004**

DECISIONS 6:00 P.M. followed by HEARINGS

131 Willow Ave. Applicant, 131 Willow Avenue, LLC, Owner, Christos Poutahidis. The Applicant seeks a special permit with site plan review (§7.11.1.c) to demolish an existing garage and construct an eleven unit building. The Applicant also requires a special permit for modification of parking design standards (§9.13.b), a variance from lot area per dwelling unit (§8.5.B), a variance from front yard setback (§8.5.G) and a variance from parking requirements (§9.5.1.a). The Applicant is also subject to Inclusionary Housing under §13.2 of the SZO. RC zone. *The Applicant has amended its application to seek additional relief, being variances for side yard and rear yard setback requirements (SZO §8.5.H & 8.5.I). Testimony will be taken on Wednesday, June 9th (due to a Journal error this case was rescheduled from Tuesday, May 25, 2004), and subsequent deliberations will include all relief requested for the entire project.*

30 Pinckney St. Applicant: Paul Pace; Owners: Paul and Carol Pace. The Applicant seeks a variance from minimum lot area per dwelling unit requirements (SZO §8.5.B) and special permit for relief from one required off-street parking space (SZO §9.13.a) to convert an existing two-family to a three-family dwelling. RB zone. *HF motion to approve SQ 2nd the motion, vote taken (5-0) RD, HF, SF, SQ, RR motion carried.*

65 Temple St. Owner & Applicant: Somerville Community Corporation; Agent: Peter Graham. The Applicant seeks a Comprehensive Permit under M.G.L.c.40B in order to demolish the existing structures on the lot and construct fifteen residential units within two buildings. The Applicant is requesting waivers from side and rear yard setback requirements, minimum landscaping requirements and off-street parking requirements (§8.5.H, §8.5.I, §8.5.D and §9.5.1.a of the SZO). The Applicant also requests special permit with site plan review findings for the number of dwelling units, the number of structures and for Inclusionary housing requirements (§7.3, §7.2 and §13.5 of the SZO). RB zone. *Testimony taken, case continued to Tuesday, May 25, 2004. The Board will seek a legal opinion with respect to the historic structures on the lot.*

164 School St. Applicant: Maria R. Thompson; Owner: Paul M. Dandini. The Applicant seeks a special permit (SZO §9.13.a) for relief of four (4) required off-street parking spaces to change the use of the building from office space to a church. Business A (BA) zoning district. ***Due to a Zoning Board of Appeals scheduling change, this Case will now be re-noticed and re-advertised for June 9, 2004.***

334 Washington St., Front Applicant & Owner: Emmanuel M. Moore. The Applicant seeks a special permit (SZO §4.5.1) to change from one nonconforming use, wheelchair assembly (SZO §7.11.14.A), to another nonconforming use, windshield repair and replacement (SZO §7.11.11.5). RB zone. ***Case continued to May 25, 2004.***

39-41 Oak St. Applicants & Owners: George Dedic & Stephen Andrade. The Applicant seeks a special permit to expand a pre-existing nonconforming use (SZO §4.5.3) to construct an addition to a four-family dwelling. RB zone. ***The Applicants request to continue to May 25, 2004 approved.***

85 Cross St. Applicant & Owner: Wilfredo Canenguez. The Applicant seeks a Special Permit with Site Plan Review to create two principle structures (SZO §7.2), a Special Permit with Site Plan Review to exceed the maximum dwelling units per lot (SZO §7.3), and variances from §9.5.a-parking requirements, §8.5.B-minimum lot area per dwelling unit, §8.5.E-maximum floor area ratio, §8.5.H-minimum side yard setback, and §8.5.I-minimum rear yard setback, to convert an existing rear garage to two dwelling units. RB zone. ***Agent for the Applicant requested to Withdraw the Petition Without Prejudice, approved.***

492 Medford St. The Applicant & Owner, Rocco Polino seeks a variance from minimum lot size (SZO §8.5.A), a variance from minimum front yard (SZO §8.5.G), and a variance from minimum side yard (SZO §8.5.H) to build a two-family dwelling. RC zone. ***The Applicant requested to Withdraw the Petition Without Prejudice, approved.***

16-18 Vermont Ave. Applicant & Owner: Linda Palmieri. The Applicant seeks a variance from side yard setback for an accessory structure (SZO §8.6.11) and a variance from the height of fences (SZO §10.7.1) to legalize a shed. RB zone. ***HF motion to approve, SQ 2nd, vote taken (5-0) RD, HF, SO, SQ, RR, petition approved.***

14 Oak St. Applicants & Owners: James & Maria Tully. The Applicant seeks a special permit to alter a pre-existing nonconforming structure (SZO §4.4.1) to add a third story to a two-family dwelling. RB zone. Opened and continued to May 25, 2004. ***Opened and continued to next hearing May 25, 2004.***

70 Union Sq. Applicant: Kenneth Kelly; Owner: Select Development Corp. The Applicant seeks a variance from 12 parking spaces (SZO §9.5.10.f) to increase the total occupancy of the bar/restaurant from 148 to 220. CBD zone. ***The Applicant's request to Withdraw the Petition Without Prejudice approved HF motion, SF seconded vote taken (5-0)***

ZBA 5/12/04